



Oakland, CA Public Record Requests

Request #19-2143

Open

As of May 16, 2019, 10:11am

Request Visibility: Published

Details

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to review physical copies or obtain an electronic copy of the following records and to review and papers records, which I understand to be held by your agency, including any reports, memoranda, communications, or any other writings, as defined in section 6252(e) of the California Government Code, pursuant to the California Public Records Act (Cal. Gov't Code §§ 6250 et seq.).

All communications associated with the independent workforce housing preservation taskforce since the formation of the taskforce.

Please produce these on a rolling weekly basis. For example please search and produce all the records available for the week of April 22, 2019.

Then, search for and produce all the records available for the week of April 15, 2019, and so on, going back to the formation of the taskforce recommended by the original At Home report. Responsive records will not only include all emails, attachments, hand-delivered reports, and calendar entries produced or sent to members of the taskforce but also any discussion of "NOAH," "Naturally Occurring Affordable Housing" or "Naturally Occurring Low-Income Housing" in any record produced by any council employee or employee of the department of housing and community developer or the the city administrator's office.

Please note that the requester reserves the right to limit the scope of this request after initial batches of records are produced.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information. If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.



Oakland, CA Public Record Requests

Please note that neither emails nor phone numbers can be redacted from a public record. If you have a question about this, please contact the head of enforcement for the Public Ethics Commission.

Received

April 29, 2019 via web

Due

May 24, 2019

Departments

City Administrator

Requester

E.A. Cox

eliseanncox@gmail.com
306 Oakland Avenue, Oakland, CA 94611
415-735-4737

Requester email status list

Due date changed

- **Sent** May 16, 2019, 10:11am
-

Tags

Documents

Public

(none)

Requester



Oakland, CA Public Record Requests

(none)

Staff Only

(none)

Staff

Point of Contact

rluna@oaklandnet.com

Support

sshannon@oaklandnet.com

Tasks

Timeline

Due Date Changed

Public

05/24/2019 (was 05/09/2019): HCD staff needs time to review the request.
May 16, 2019, 10:11am by Sylvia M Shannon

Internal Message

Staff Only

Sylvia, is this something HCD coordinates?
May 7, 2019, 2:09pm by Richard Luna (Staff)

Support Staff Added

Staff Only

Sylvia M Shannon
May 7, 2019, 2:09pm by Richard Luna

Department Assignment

Public

City Administrator
April 29, 2019, 11:30am (auto-assigned)



Oakland, CA Public Record Requests

Request Visibility

Staff Only

Published

April 29, 2019, 11:30am (auto-assigned)

Request Opened

Public

Request received via web

April 29, 2019, 11:30am by E.A. Cox

Horl, Meghan

From: Horl, Meghan
Sent: Tuesday, June 27, 2017 4:29 PM
To: Thompson, Norma; Pietras, Antoinette; Conde, Ahmed
Subject: Fw: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

Hi Norma, Antoinette and Ahmed,

Trying to determine what our predevelopment funding sources will be for the 2017-19 budget cycle. Norma, can we assume that they will stay AHTF and low/mod mortgage repayments? Dan thinks we cannot provide \$5k predevelopment loan funds for the EBALDC projects b/c those funding sources require 55 year restrictions. I looked at the draft budget but it doesn't specify funding sources for each of our programs.

Thanks,

Meg

From: Rossi, Daniel <DRossi@oaklandcityattorney.org>
Sent: Thursday, June 22, 2017 11:15 AM
To: Horl, Meghan
Cc: Pietras, Antoinette; ORA_940099_ ORA _ ORA Housing Development Projects Main General Advice Matter _ E_mail
Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

No, but that was from the 1980's anyway, so I don't think you could rely on that to determine current funding source for the program. What does the HCD budget say?

From: Horl, Meghan [mailto:MHorl@oaklandnet.com]
Sent: Wednesday, June 21, 2017 3:00 PM
To: Rossi, Daniel <DRossi@oaklandcityattorney.org>
Cc: Pietras, Antoinette <APietras@oaklandnet.com>; ORA_940099_ ORA _ ORA Housing Development Projects Main General Advice Matter _ E_mail <{F17533}.imanage@oca-svr-dms2.oca.oaklandcityattorney.org>
Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

I can't locate Reso 64573 CMS from 1987 on legistar that outlines the funding sources and requirements for the predev loan program. Any chance you have access to it?

From: Rossi, Daniel [mailto:DRossi@oaklandcityattorney.org]
Sent: Tuesday, June 20, 2017 4:37 PM
To: Horl, Meghan <MHorl@oaklandnet.com>
Cc: Pietras, Antoinette <APietras@oaklandnet.com>; ORA_940099_ ORA _ ORA Housing Development Projects Main

General Advice Matter _ E_mail <{F17533}.imanage@oca-svr-dms2.oca.oaklandcityattorney.org>

Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

Are predevelopment loans funded out of city general fund? No 55 year restrictions if that's the case

From: Horl, Meghan [mailto:MHorl@oaklandnet.com]

Sent: Tuesday, June 20, 2017 4:01 PM

To: Rossi, Daniel <DRossi@oaklandcityattorney.org>

Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

What if we use the mortgage revenue funds for these projects instead of AFTF? Do those funds have the same 55 year requirement?

Yes, your recollection is correct. They will be using that money for soft costs, not hard construction costs.

Meg

From: Rossi, Daniel [mailto:DRossi@oaklandcityattorney.org]

Sent: Tuesday, June 20, 2017 3:58 PM

To: Horl, Meghan <MHorl@oaklandnet.com>

Cc: ORA_940099_ORA_ORA Housing Development Projects Main General Advice Matter _ E_mail
<{F17533}.imanage@oca-svr-dms2.oca.oaklandcityattorney.org>

Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

The problem is that the AHTF guidelines say that rental housing assisted with AHTF funds must be restricted for 55 years. Is there another source of funds that wouldn't trigger 55 years?

I recall from the meeting that they were proposing \$5k as a predevelopment loan, but presumably just for soft costs, no rehab.

From: Horl, Meghan [mailto:MHorl@oaklandnet.com]

Sent: Tuesday, June 20, 2017 3:29 PM

To: Rossi, Daniel <DRossi@oaklandcityattorney.org>

Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

Hi Dan,

The predevelopment loan funds are AFTF and mortgage revenue. I don't think EBALDC is doing any type of substantial rehab to those properties and they aren't planning on applying for our \$\$ if they are contemplating minor rehab. I'm confirming that with EBADLC right now.

Meg

From: Rossi, Daniel [<mailto:DRossi@oaklandcityattorney.org>]
Sent: Tuesday, June 20, 2017 2:58 PM
To: Horl, Meghan <MHorl@oaklandnet.com>
Cc: ORA_940099_ ORA _ ORA Housing Development Projects Main General Advice Matter _ E_mail
<F17533.imanage@oca-svr-dms2.oca.oaklandcityattorney.org>
Subject: RE: Reg Agreements for EBALDC NOAH's [IWOV-imanage.FID17533]

Question: are they actually doing any rehab of the properties? Also, what is the source of the predevelopment funds?

Dan

From: Horl, Meghan [<mailto:MHorl@oaklandnet.com>]
Sent: Tuesday, June 20, 2017 1:53 PM
To: Rossi, Daniel <DRossi@oaklandcityattorney.org>
Subject: FW: Reg Agreements for EBALDC NOAH's

Hi Dan,

Just following up on this email from a few weeks ago. I know you're busy but hoping you can review when you have a moment.

Thanks,

Meg

From: Horl, Meghan
Sent: Wednesday, June 07, 2017 5:05 PM
To: Rossi, Daniel (DRossi@oaklandcityattorney.org) <DRossi@oaklandcityattorney.org>
Subject: Reg Agreements for EBALDC NOAH's

Hi Dan,

Attached are the latest drafts of two regulatory agreements with Goldfarb's latest round of comments and changes. These are the docs for the NOAH properties that EBALDC has acquired without any City assistance, yet wants to record a regulatory agreement so they can qualify for the property tax exemption. (We met with them a few months ago to discuss) I'm confused at this point if they will need a very small loan from us to qualify for that exemption but I'll clarify with them.

I know you've worked on similar reg agreements with Christia, I think, for density bonus properties and/or maybe something with Theresa Navarro on some other project, so perhaps there are aspects from those docs that we want to incorporate into these drafts?

Thanks in advance!

Meg

From: Liz Probst [<mailto:lprobst@ebaldc.org>]
Sent: Monday, April 10, 2017 8:39 AM
To: Horl, Meghan <MHorl@oaklandnet.com>
Cc: Jason Vargas <jvargas@ebaldc.org>; Erica Williams Orcharton <ewilliams@goldfarbblipman.com>
Subject: Re: FW: Regulatory Agreement for NOAH Property [IWOV-imanage.FID17533]

Hi Meg,
I've attached two items for your team's review:

1. Casa Grande Village – Draft Regulatory Agreement
2. MacArthur Park – Draft Regulatory Agreement

Goldfarb suggested we go ahead and split the Regulatory Agreement into the two projects (Casa Grande and MacArthur Park), which seemed to necessitate two separate predevelopment loans? Please advise if you recommend a different approach.

Regulatory Agreement – Updated Draft

Our team had some more inputs. I've tried to summarize but recommend running a comparison draft to account for all the updates.

- To answer Dan's question, we are hoping for FLOATING restricted units.
 - Updated some language in the Exhibit B table, as it looks the standard language points to FIXED.
 - Yes we envision the number goes up over time and the monitoring fee would reflect that.
- Section 6, Oakland Preference Policy. We originally removed the whole paragraph on Oakland Preference Language. Restored the original and then simplified.
- Even though we split out the projects, I left plural "properties" since both Casa and Mac projects have multiple parcels.
- Exhibit B, Section 7. Changed section language to reflect self-certification.
- Exhibit B, Section 9. Adjustment of rents for over-income tenants. We added phrase "All rent increases will be in accordance with the City of Oakland Rent Adjustment Program."

Thanks,
Liz

From: "Horl, Meghan" <MHorl@oaklandnet.com>
Date: Wed Mar 29 19:03:25 EDT 2017
To: "Liz Probst (lprobst@ebaldc.org)" <lprobst@ebaldc.org>, "Jason Vargas (jvargas@ebaldc.org)" <jvargas@ebaldc.org>, "Erica Williams Orcharton" (ewilliams@goldfarbblipman.com)" <ewilliams@goldfarbblipman.com>
Subject: FW: Regulatory Agreement for NOAH Property [IWOV-imanage.FID17533]

Hi everyone,

City comments are attached. If any of our assumptions are incorrect, please let us know.

Thanks,

Meg

From: Rossi, Daniel [mailto:DRossi@oaklandcityattorney.org]
Sent: Wednesday, March 29, 2017 12:54 PM
To: Horl, Meghan
Cc: Thompson, Norma; ORA_940099_ ORA _ ORA Housing Development Projects Main General Advice Matter _ E_mail
Subject: RE: Regulatory Agreement for NOAH Property [IWOV-imanage.FID17533]

Meg,

Here are my edits to the RA. It appears that these are two separate properties, so I changed "Property" to plural. Also, will these units be fixed or floating? I assume fixed, with actual restricted units to be designated by EBALDC. In the Schedule, they have the number of Restricted Units being 22 "or greater". I assume then that 22 is the initial floor, but as units turn over, more will be restricted. I assume then our monitoring fees will go up as we monitor more restricted units.

Dan

From: Liz Probst [<mailto:lprobst@ebaldc.org>]

Sent: Tuesday, March 28, 2017 5:35 PM

To: Horl, Meghan <MHorl@oaklandnet.com>; Jason Vargas <jvargas@ebaldc.org>; 'Erica Williams Orcharton' (ewilliams@goldfarblipman.com) <ewilliams@goldfarblipman.com>

Cc: Rossi, Daniel <DRossi@oaklandcityattorney.org>; Thompson, Norma <NThompson@oaklandnet.com>; Joshua Simon <jsimon@ebaldc.org>

Subject: RE: Regulatory Agreement for NOAH Property

Hi Meg,

Thank you for sending over the template. Attached to this e-mail is a preliminary draft using the model density bonus one as a base.

Once you have an opportunity to review, our team can hop on the phone or respond to written comments. We're excited and thankful for the opportunity to get this in place.

All the best,

Liz

From: Horl, Meghan [<mailto:MHorl@oaklandnet.com>]

Sent: Thursday, March 23, 2017 4:10 PM

To: Liz Probst; Jason Vargas; 'Erica Williams Orcharton' (ewilliams@goldfarblipman.com)

Cc: Rossi, Daniel; Thompson, Norma

Subject: Regulatory Agreement for NOAH Property

Hi Liz, Jason and Erica,

Attached is a modified version of our regulatory agreement for you to review. We can continue to modify this document for the recently acquired EBALDC NOAH property. We reserve the right to make changes to this doc; just wanted to provide it as a starting point for our discussions.

Thanks,

Meg

Meghan Horl

Department of Housing and Community Development

City of Oakland

250 Frank Ogawa Plaza, Suite 5313

Oakland, CA 94618

mhorl@oaklandnet.com

510-238-6171 p

510-238-3691 f

*(**Please note that I am out of the office on Fridays.**)*

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

This is a confidential attorney-client communication. This email contains confidential attorney-client privileged information and is for the sole use of the intended recipient(s). Any unauthorized review, use, disclosure or

distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachments. [v1.3]

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Horl, Meghan

From: Liz Probst <lprobst@ebaldc.org>
Sent: Wednesday, March 22, 2017 4:40 PM
To: Horl, Meghan
Subject: RE: City-EBALDC Notes from Today's Meeting / NOAH Projects

Sounds good, best, Liz

From: Horl, Meghan [mailto:MHorl@oaklandnet.com]
Sent: Wednesday, March 22, 2017 4:04 PM
To: Liz Probst
Subject: RE: City-EBALDC Notes from Today's Meeting / NOAH Projects

Hi Liz,
I haven't forgotten about the info I owe you. Still working on it... We've had to compare a bunch of different templates to see what's the most appropriate. Info forthcoming.
Meg

From: Liz Probst [mailto:lprobst@ebaldc.org]
Sent: Tuesday, March 21, 2017 9:26 AM
To: Horl, Meghan
Subject: RE: City-EBALDC Notes from Today's Meeting / NOAH Projects

Hi Meg,

Have you and Dan had a chance to try and track down the preferred regulatory agreement we can use as a starter template?

Thanks,
Liz

From: Liz Probst
Sent: Monday, March 13, 2017 6:29 PM
To: 'Horl, Meghan'
Cc: Joshua Simon; Jason Vargas; 'Erica Williams Orcharton'
Subject: City-EBALDC Notes from Today's Meeting / NOAH Projects

Hi Meg,

Thank you for arranging today's visit – we're excited about next steps. Here are some brief notes, but please course correct if anything needs updating.

HAF Fund I - Existing 85 Units

- In order to secure the \$5,000 to support the Regulatory Agreement, EBALDC needs to apply for and receive a loan from the City's Predevelopment Loan Program.
 - *Timelines:*

- From a logistic perspective, we can execute the predev. loan agreement very quickly (standard City docs.)
- Generally speaking, the Regulatory Agreement could take up to two months to coordinate. EBALDC will hustle for a quick turnaround on your preferred starter template to get going on the process
- **Immediate Next Steps:**
 - Next week, EBALDC will send a formal letter describing the use and budget for this \$5,000 for the HAF I
 - City will coordinate internally to find a good starter template for the Regulatory Agreement and send over to EBALDC

HAF Fund II - Future 200 Units

- City needs to see project-specific details to decide on position of Regulatory Agreement, but historically City has required senior position
 - EBALDC will provide project economics in senior vs. junior position
 - We also discussed regulatory restrictions on affordable units only
- These types of City programs typically entail:
 - No greater than 40% LTV
 - \$100K to \$150K per unit (at one point, a staff member mentioned a cap of \$140K?)
- City is in the process of establishing budgets and timelines for the KK funds
 - **Timelines**
 - EBALDC had asked how long it might take for us to get a commitment, and the idea of 3 months was floated (as was 6 months), with actual closing much further out
 - City will provide timing update as soon as available
 - **Immediate Next Steps**
 - EBALDC will put in a formal application to the City's existing over-the-counter program:
 - This is a way for the City to obtain project details and for EBALDC to formally get into the system through public processes
 - EBALDC will also detail out differences in senior vs. junior regulatory agreement interest rates
 - EBALDC has discussed with its internal team about going under contract on the 3-month timeline so we can be competitive for this current opportunity

Thanks,
Liz

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Horl, Meghan

From: Conde, Ahmed
Sent: Thursday, September 22, 2016 1:45 PM
To: Horl, Meghan; Thompson, Norma
Subject: RE: NOAH
Attachments: impactfund-ppt2 (1).pdf

FYI

From: Horl, Meghan
Sent: Thursday, September 22, 2016 1:43 PM
To: Conde, Ahmed; Thompson, Norma
Subject: RE: NOAH

You should reach out to see if they restrict the properties and if so, how.

From: Conde, Ahmed
Sent: Thursday, September 22, 2016 12:59 PM
To: Thompson, Norma; Horl, Meghan
Subject: NOAH

<https://www.minnpost.com/politics-policy/2016/06/hennepin-county-puts-money-effort-preserve-naturally-occurring-affordable-ho>

Ahmed Conde
Housing Development Coordinator
Housing & Community Development
City of Oakland
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
510/238-2934; Fax 510/238-3691
aconde@oaklandnet.com
www.oaklandnet.com/government/hcd

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

Horl, Meghan

From: Steve King <stevek@oakclt.org>
Sent: Monday, November 20, 2017 9:00 AM
To: Conde, Ahmed
Cc: Horl, Meghan; Dunbar, Raynette; Pietras, Antoinette; Morales, Christina
Subject: Re: 23rd Ave: Draw Request from Site Acq NOAH Loan Program
Attachments: Draft Borrower Statement_20171119122132976.pdf

Hi Ahmed. Just received an updated statement from title yesterday. It is attached here.

Thanks,
Steve

+++++

Steve King | Executive Director
Oakland Community Land Trust
1720 Broadway, 2nd Fl, Oakland, CA 94612
510-463-2887 (direct)
w: oakclt.org | **f:** /oakclt | **t:** @oakclt

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

On Mon, Nov 20, 2017 at 8:45 AM, Conde, Ahmed <AConde@oaklandnet.com> wrote:

Good morning Steve,

I am just following up on the settlement statement the City as yet to receive to process the wire in time for escrow. Please submit the statement before 11am today, otherwise our treasury department will not be able to process the transaction in time.

Thank you,

Ahmed

From: Steve King [<mailto:stevek@oakclt.org>]
Sent: Friday, November 17, 2017 1:44 PM
To: Conde, Ahmed <AConde@oaklandnet.com>
Cc: Horl, Meghan <MHorl@oaklandnet.com>; Dunbar, Raynette <RDunbar@oaklandnet.com>; Pietras, Antoinette <APietras@oaklandnet.com>; Morales, Christina <CMorales@oaklandnet.com>
Subject: Re: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

Hi Ahmed. Please find attached the loan agreement, note, and deed with just a handful of comments and questions from us. No comment from us on the Regulatory Agmt.

Thanks,

Steve

+++++

Steve King | Executive Director

Oakland Community Land Trust

1720 Broadway, 2nd Fl, Oakland, CA 94612

510-463-2887 (direct)

w: oakclt.org | **f:** [/oakclt](https://www.facebook.com/oakclt) | **t:** [@oakclt](https://twitter.com/oakclt)

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

On Fri, Nov 17, 2017 at 10:07 AM, Conde, Ahmed <AConde@oaklandnet.com> wrote:

Hi Steve,

Please send the loan documents with your edits and comments by 2pm today so we can have the City attorney review and get them signed on time for escrow. Additionally, please confirm that you are doing your own set of escrow instructions separately. The City is drafting its own instructions and wanted to make sure we are on the same page.

Thank you,

Ahmed-

From: Steve King [mailto:stevek@oakclt.org]
Sent: Friday, November 17, 2017 9:09 AM
To: Conde, Ahmed <AConde@oaklandnet.com>
Cc: Horl, Meghan <MHorl@oaklandnet.com>; Dunbar, Raynette <RDunbar@oaklandnet.com>
Subject: RE: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

Thanks Ahmed. I have a draft settlement statement now but it doesn't show the City loan. I'll see if escrow can quickly send an update.

Thanks,

Steve

On Nov 17, 2017 9:04 AM, "Conde, Ahmed" <AConde@oaklandnet.com> wrote:

Good morning Steve,

I just called you and left a message. Our treasury Department which is in charge of processing the wire to title has inform me that they need the settlement statement before completing the transaction. Please provide the statement as soon as possible, preferably before noon today. Let me know if you have any questions.

Ahmed Conde

Housing Development Coordinator

Housing & Community Development

City of Oakland

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

510/238-2934; Fax 510/238-3691

<http://www2.oaklandnet.com/government/o/hcd/index.htm>

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

From: Steve King [mailto:stevek@oakclt.org]

Sent: Thursday, November 16, 2017 9:23 AM

To: Horl, Meghan <MHorl@oaklandnet.com>; Conde, Ahmed <AConde@oaklandnet.com>; Dunbar, Raynette <RDunbar@oaklandnet.com>

Subject: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

Hi Meg:

Please find attached a draw request letter with attached purchase and sales agreement and wiring instructions. Let me know if you need any additional info for this. I will drop off a hard copy with original signature later this morning.

Best,

Steve

+++++

Steve King | Executive Director

Oakland Community Land Trust

1720 Broadway, 2nd Fl, Oakland, CA [94612](http://www.oakclt.org)

[510-463-2887](tel:510-463-2887) (direct)

w: oakclt.org | **f:** [/oakclt](https://www.facebook.com/oakclt) | **t:** [@oakclt](https://twitter.com/oakclt)

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

Horl, Meghan

From: Horl, Meghan
Sent: Thursday, November 16, 2017 10:33 AM
To: 'Steve King'
Subject: RE: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

My bad, I just forwarded it to Ahmed and didn't look.

Thanks,
Meg

From: Steve King [mailto:stevek@oakclt.org]
Sent: Thursday, November 16, 2017 10:22 AM
To: Horl, Meghan <MHorl@oaklandnet.com>
Cc: Conde, Ahmed <AConde@oaklandnet.com>; Dunbar, Raynette <RDunbar@oaklandnet.com>
Subject: Re: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

Hi Meg. I included the wire instructions in the packet...should be the second page. Let me know if you don't see it.

+++++

Steve King | Executive Director
Oakland Community Land Trust
1720 Broadway, 2nd Fl, Oakland, CA 94612
510-463-2887 (direct)
w: oakclt.org | **f:** /oakclt | **t:** @oakclt

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

On Thu, Nov 16, 2017 at 10:18 AM, Horl, Meghan <MHorl@oaklandnet.com> wrote:

Thanks, Steve. Will you please send wire instructions?

From: Steve King [mailto:stevek@oakclt.org]
Sent: Thursday, November 16, 2017 9:23 AM
To: Horl, Meghan <MHorl@oaklandnet.com>; Conde, Ahmed <AConde@oaklandnet.com>; Dunbar, Raynette <RDunbar@oaklandnet.com>
Subject: 23rd Ave: Draw Request from Site Acq NOAH Loan Program

Hi Meg:

Please find attached a draw request letter with attached purchase and sales agreement and wiring instructions. Let me know if you need any additional info for this. I will drop off a hard copy with original signature later this morning.

Best,

Steve

+++++

Steve King | Executive Director

Oakland Community Land Trust

1720 Broadway, 2nd Fl, Oakland, CA 94612

510-463-2887 (direct)

w: oakclt.org | **f:** [/oakclt](https://www.facebook.com/oakclt) | **t:** [@oakclt](https://twitter.com/oakclt)

CONFIDENTIALITY NOTICE: This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

Horl, Meghan

From: Horl, Meghan
Sent: Tuesday, November 7, 2017 4:37 PM
To: 'stevek@oakclt.org'
Subject: 23rd Ave Draft Docs
Attachments: 23rd Ave (NOAH) loan agreement.DOC; 23rd Ave NOAH Deed of Trust.DOC; 23rd Ave NOAH Note.DOC; 23rd Ave NOAH Regulatory Agreement.DOCX

Hi Steve,

Attached are the draft loan docs for 23rd Avenue. Please review when you have a moment. Please track your changes (and your attorney's changes) and return to me once you've had a chance to complete.

Thanks,
Meg

Meghan Horl
City of Oakland

Housing and Community Development Department
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
510.238.6171

mhorl@oaklandnet.com

<http://www2.oaklandnet.com/government/o/hcd/o/HousingDevelopment/index.htm>

Please note that I am out of the office on Fridays.

Horl, Meghan

From: Horl, Meghan
Sent: Wednesday, March 28, 2018 4:02 PM
To: 'stevek@oakclt.org'; Jake Rosen (jrosen@rcdhousing.org)
Cc: Dunbar, Raynette
Subject: Draft Loan Docs for 9th Avenue \$300k Loan
Attachments: 2530 9th Ave (NOAH) loan agreement-DR apprv 3-20-18.DOCX; 2530 9th Ave NOAH Deed of Trust-DR apprv 3-20-18.DOCX; 2530 9th Ave NOAH Note-DR apprv 3-20-18.DOCX; 2530 9th Ave NOAH Regulatory Agreement-DR apprv 3-20-18.DOCX

Hi Steve and Jake:

Attached are the draft loan documents for a \$300k Site Acq/Rehab/NOAH loan for 2530 9th Avenue. Please review at your earliest convenience and track your changes.

Raynette, a fellow Housing Development Coordinator, will be working with you to close this loan with my assistance.

Please note that I'll be out of the office until April 9th. If you send your comments back before then, I'll touch base with Raynette upon my return to review your proposed changes.

Thanks,
Meg

Meghan Horl
City of Oakland
Housing and Community Development Department
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
510.238.6171
mhorl@oaklandnet.com
<http://www2.oaklandnet.com/government/o/hcd/o/HousingDevelopment/index.htm>

Please note that I am out of the office on Fridays.

Horl, Meghan

From: Horl, Meghan
Sent: Wednesday, April 17, 2019 4:45 PM
To: Precy Agtarap
Subject: RE: 9th Ave - meeting notes 4/10/19
Attachments: Site Acquisition Rehab NOAH Preservation Program Guidelines FINAL.pdf

Hi Precy,

Attached are the guidelines for the NOAH loan. We just need the documents required in the application. Please send up to date documents since you submitted these docs a few years ago.

Thanks,
Meg

From: Precy Agtarap [mailto:PAgtarap@rcdhousing.org]
Sent: Friday, April 12, 2019 11:37 AM
To: Horl, Meghan <MHorl@oaklandca.gov>
Subject: RE: 9th Ave - meeting notes 4/10/19

Hi Meg,

Can you send me the due diligence for the NOAH loan?

Thanks

Precy Agtarap | RCD | 510 841 4410 x339

From: Horl, Meghan <MHorl@oaklandca.gov>
Sent: Thursday, April 11, 2019 4:39 PM
To: Deni Adaniya <dadaniya@Oakha.org>; Precy Agtarap <PAgtarap@rcdhousing.org>; Carolyn Bookhart <CBookhart@rcdhousing.org>; 'stevek@oakclt.org' <stevek@oakclt.org>; Ware, Loyd <LWare@oaklandca.gov>; Michelle Brewer <mbrewer@goldfarbblipman.com>; Brown, Vincent <VBrown@oaklandcityattorney.org>
Cc: David Kiddoo <dkiddoo@Oakha.org>
Subject: RE: 9th Ave - meeting notes 4/10/19

Comments in red below.

Thanks,
Meg

From: Deni Adaniya [mailto:dadaniya@Oakha.org]
Sent: Thursday, April 11, 2019 3:34 PM
To: Precy Agtarap <PAgtarap@rcdhousing.org>; Carolyn Bookhart <CBookhart@rcdhousing.org>; 'stevek@oakclt.org' <stevek@oakclt.org>; Horl, Meghan <MHorl@oaklandca.gov>; Ware, Loyd <LWare@oaklandca.gov>; Michelle Brewer <mbrewer@goldfarbblipman.com>; Brown, Vincent <VBrown@oaklandcityattorney.org>
Cc: David Kiddoo <dkiddoo@Oakha.org>
Subject: RE: 9th Ave - meeting notes 4/10/19

Please see my comments below in CAPS.

Thanks Precy,
-Deni

Deni Adaniya
Senior Development Program Manager
Oakland Housing Authority
Office of Real Estate Development
1801 Harrison Street, 2nd Floor
Oakland, CA 94612
www.oakha.org
Tel: 510/587-2149 (direct)

Please note: Our offices are closed every other Friday. For more information and a schedule, please go to: <http://www.oakha.org/AboutUs/Announcements/Documents/2019calendar-EO.pdf>



From: Precy Agtarap [<mailto:PAgtarap@rcdhousing.org>]
Sent: Wednesday, April 10, 2019 5:43 PM
To: Carolyn Bookhart; Deni Adaniya; 'stevek@oakclt.org'; Horl, Meghan; Ware, Loyd; Michelle Brewer; Brown, Vincent
Subject: 9th Ave - meeting notes 4/10/19

Hi all,

Thanks for a productive call today and glad to hear that we're making progress. Please note that due to Housing CA next week we are moving next week's call to Thursday at 2, which you should have received an updated invite. My notes below:

- NSP to CDBG - is not going to work. RCD/OCLT only has \$100k in expenses that can be reimbursed by April 30 and putting money into escrow is not an eligible use. The April 30 deadline doesn't apply to our project anymore but the funds will still be available for 9th Ave to be used for predevelopment and construction costs. Loyd and Meg to discuss how we'll be able to access those funds though. RCD/OCLT will provide updated schedule and cost estimates but other project information is available via our funding applications. Meg will send these over to Loyd. THIS SEEMS TO BE CONTINUALLY CHANGING BUT MY CURRENT UNDERSTANDING IS THAT THE 1.3M NSP FUNDS HAVE ALREADY BEEN CONVERTED TO CDBG BUT WE ARE NOT CLOSING ON THE CDBG LOAN UNTIL CONSTRUCTION CLOSING (IE. THESE FUNDS WILL NOT BE AVAILABLE FOR PREDEV EXPENSES, JUST CONSTRUCTION PERIOD COSTS). MEG AND LOYD: CAN YOU CONFIRM / CLARIFY? Yes, this is correct. The funds (will be CDBG funds) are committed to the project but we will close this loan along with the Measure KK Site Acq funds and the Measure KK Rehab funds (if available) in Feb 2020.
- NOAH loan – in the meantime we can close the NOAH loan \$300k, which will be used to reengage design team asap and pay for permitting. Meg to send over NOAH loan guidelines with due diligence checklist to RCD/OCLT. Meg will also send over draft loan docs by the end of next week for Vince's review. Then to RCD/OCLT. Also, the pledge agreement will be used to secure the NOAH loan but Vince will issue a draft amendment.
- Note: can't close the Measure KK acquisition loan until we acquire the property.
- Measure KK rehab loan - Michelle feels confident that they City could get the commitment letter for \$1.657m by Sept.1 to OHA. Deni sent an email detailing what's needed by Sept. 1. Please confirm that will suffice or do you need it an official letter from OHA?

- CalHFA – RCD/OCLT has an LOI but not a commitment letter. The plan is reach out to them and either reapply or make updates to our application in the next couple of weeks. We had contemplated they would be provide a construction to perm loan. Deni and all, let us know if you have any questions about this.
- City and OHA Bridge loan specifics –Deni and Meg to discuss offline. CONTINGENT UPON BOARD APPROVAL, CAHI IS PREPARED TO PROVIDE A CONSTRUCTION LOAN WITH THE FOLLOWING TERMS: RATE: 2.0% SIMPLE; TERM: THE CONSTRUCTION PERIOD PLUS SIX (6) MONTHS; SECURITY: THIS WILL NEED TO BE WORKED OUT WITH ALL PARTIES BUT IN GENERAL, IF THERE IS A FORECLOSURE, CAHI WILL WANT THE FIRST RIGHT TO STEP IN AND ASSUME THE LAND AND ALL FINANCING IN ORDER TO COMPLETE THE REHAB. Deni, we weren't aware of the 2 percent interest rate. Could CAHI waive this and charge 0% interest? We would have to get authority from Council to get funds in addition to the amount requested by RCD/OCLT for the rehab in order to pay CAHI the interest.

Let me know if I missed or need to correct my notes.

Thanks

Precy Agtarap | Project Manager
 Resources for Community Development
 2220 Oxford Street | Berkeley, CA 94704
RCDHOUSING.ORG | 510 841 4410 x339

Horl, Meghan

From: Horl, Meghan
Sent: Tuesday, January 15, 2019 2:44 PM
To: Dayananthan, Dan
Subject: \$300k NOAH Loan - Any Interest Accrued?
Importance: High

Hi Dan,
Has any interest accrued on the \$300k NOAH loan to RCD for the Empyrean Elevator Repair? They just expended it.
Need to include it in the consolidated loan docs.

Thanks,
Meg

Meghan Horl
City of Oakland
Housing and Community Development Department
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
510.238.6171
mhorl@oaklandnet.com
<http://www2.oaklandnet.com/government/o/hcd/o/HousingDevelopment/index.htm>

Please note that I am out of the office on Fridays.

Horl, Meghan

From: Morales, Christina
Sent: Thursday, March 3, 2016 4:56 PM
To: Horl, Meghan; Mulvey, Christia
Subject: FW: NOAH Information
Attachments: Oakland At Home_FINAL_3.2.16.pdf; Memorandum_ NOAH Working Group_9.22.pdf; Oakland Housing Cabinet_Final DRAFT Appendix_v.17 .3.pdf

Christina Morales - Housing Development Coordinator
(510) 238-6984 - cmorales@oaklandnet.com

From: Sargent, Maryann
Sent: Thursday, March 03, 2016 11:45 AM
To: Morales, Christina; Guy, Ethan
Subject: FW: NOAH Information

Ethan: Thanks! I am forwarding to my colleague Christina. She might be contacting you re: possible data request if what you have sent doesn't help with what she is writing.

Christina: I am waylaid in AHSC-ville. Sorry! Here's what Ethan Sent. If you want more data get James Pappas' from CHPC info from Ethan.

-maryann

Maryann Sargent
Housing Development Coordinator
City of Oakland
P: 510-238-6170
Email: msargent@oaklandnet.com

Please note that I am not in the office on Fridays.

From: Guy, Ethan
Sent: Thursday, March 03, 2016 11:25 AM
To: Sargent, Maryann
Subject: NOAH Information

Maryann,

Attached are the follow regarding NOAH:

- Oakland Housing Cabinet Final Report
- 9.22 Memo for NOAH Working Group (Appendix B has my first stab at figuring out NOAH Supply)
- Appendix B from Full Report- Methodology

For now please do not send out externally the memo or Appendix B. Let me know if you have any questions.

Thanks,

Ethan

Ethan Guy, MPP

Housing Habitability Fellow

Planning & Building Department

City of Oakland

510.238.6454

eguy@oaklandnet.com

